

13.84 Acres/5.6 Hectares

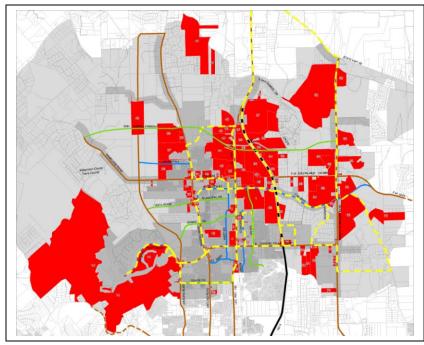
Ronald W. Reagan Blvd. (Parmer Lane) and SH 29 frontage

All utilities but wastewater

Greenfield

Extra-Territorial Jurisdiction (ETJ)

Ms. Claire Swinbank
Ironwood Real Estate
901 Rio Grande
Austin, TX 78701
(512) 477-2235 office
(512) 477-2220 mobile
cswinbank@ironwoodre.com
www.ci.leander.tx.us
www.ironwoodre.com



13.84 Acres/5.6 Hectares Ironwood Real Estate

Property									
Total Acreage: 13.84 acres/5.6 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 283, Sec. E, J					
Location									
City: Leander ETJ				County: Williamson					
Address/Directions: SE corner S	l. (Parmer Lane), <u>www.wcad.org</u> tax id#: R-328209								
Within City Limits: No				Distance from City Limits: Adjacent					
Distance to US Highways: 5 miles/8 km to US 183 Distance to Interstate Highways: 10 miles/16 km to I-35				Type of Zoning: Extra-Territorial Jurisdiction					
General Site Information									
Previous Use of Site: Open Farm Land		General Condition: E		Excellent		Dimensions: 625 x 700 feet/191 x 213 meters			
Soil Composition (based upon U- Soil Survey of Williamson County Denton-Eckrant-Doss: moderate shallow, calcareous, clayey, cob- indurated fractured limestone or to 3 percent slopes	Shrink/Swell Capacity: Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete								
Adjoining Acreage Available: No		Can Site Be Divided:		Yes		Lot Size:		Negotiable	
Improvements Road Distance to Rail: 9 miles/14.5 km Provinity to Part(s): Three (2) house to Part of House to				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail					
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Not Applicable					
Fenced: No Located within an Industrial Park: No				Landscaped: No Type of Business: Not Applicable					
Deed Restriction(s): No				Covenants: No					
Utilities City of Leander Service		Water -	Size of Neare	st Line: Not		Sowor - Si	70 of N	Joannet Line: Not	
Not Applicable, but Chisholm Trail Special Utility District provides the service (254) 793-3103		available at this time within the Compreher Pressure: Not Applic		nsive Plan		Sewer - Size of Nearest Line: Not available at this time with consideration within the Comprehensive Plan			
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (8		330) 868-6041		Facs: (512) 268-0328		Email: Trista.fugate@peci.com		==	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		6 inch/15.2 cm Poly		Pressure: Intermediate Pressure service constructed in Summer 2007 south of existing FM 2243			
Telecommunication Service: Phone: (5 AT&T and/or SuddenLink (979) 595-		512) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Solid Waste Disposal: Clawson Disposal, Inc.	512) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net			
Sales Information									
Contact: Ms Claire	one: (512) 477-2235		Facs: (512)	477-2220 Email: cswinba e.com		nk@ironwo	<u>oodr</u>	Web Site: www.ironwoodre.com	
Sales Price: Negotiable	Lease Price: Negotiable								
Comments: Located on "going-rof the fastest growing counties in			gional interse	ection of SH 29	and Ron	ald W. Rea	gan Bl	vd. (Parmer Lane) in one	